

ADJOURNED REGULAR MEETING
Tuesday, May 20, 2014
DUBLIN CIVIC CENTER, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

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BUDGET HEARING ITEMS 5:30 PM

Regular Order of Business for City Council will follow immediately after Budget Hearing items.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

II. FY 2014-15 AND FY 2015-16 PRELIMINARY BUDGET AND FINANCIAL PLAN

[\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#)

The City Council will receive the Fiscal Year 2014-15 and Fiscal Year 2015-16 Preliminary Budget and Financial Plan, and consider approval of the Fiscal Year 2014-15 budget and approval of various other related resolutions.

STAFF RECOMMENDATION:

Conduct public hearing, deliberate, and adopt the following **Resolutions**: (a) Adopting a Budget for the City of Dublin for FY 2014-15; (b) Adopting an Appropriation for a City Contribution to Dublin Partners in Education for FY 2014-15; (c) Establishing a Salary Plan for Full-Time Personnel in Accordance with the Personnel Rules; and (d) Establishing a Salary Plan for Management Positions Exempt from Competitive Services;

III. ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2014-2019

[\[STAFF REPORT\]](#)

The City Council will consider approval of a resolution adopting the Five-Year Capital Improvement Program (CIP) which outlines public projects proposed for completion from Fiscal Year 2014-15 through Fiscal Year 2018-19. The Proposed Five-year CIP includes 27 projects totaling \$72,845,531. Of this amount, \$33,319,221 is anticipated to be expended during Fiscal Year 2014-15 and \$23,915,311 is anticipated to be expended during Fiscal Year 2015-16.

STAFF RECOMMENDATION:

Conduct public hearing, deliberate and adopt a **Resolution** Adopting the Five-Year Capital Improvement Program 2014-2019.

3. ORAL COMMUNICATIONS

3.1. Introduction of New Employee - Brent Smith [\[STAFF REPORT\]](#)

A new member of the City Staff will be introduced: Brent Smith, Parks and Facilities Development Manager for the Parks and Community Services Department.

STAFF RECOMMENDATION:

Welcome the new City of Dublin employee.

3.2. Dublin Public Library 100-Year Anniversary Proclamation [\[STAFF REPORT\]](#)

The City Council will present the Alameda County Library with a proclamation in recognition of the centennial celebration of the Dublin Library.

STAFF RECOMMENDATION:

Present the proclamation in celebration of the Dublin Library 100-year anniversary.

3.3. Public Comments

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

4.1. Minutes of the May 6, 2014 City Council Meeting [\[STAFF REPORT\]](#)

The City Council will consider approval of the minutes of the May 6, 2014 Regular City Council meeting.

STAFF RECOMMENDATION:

Approve the minutes of the May 6, 2014 Regular City Council meeting.

4.2. Check Issuance Report and Electronic Funds Transfer [\[STAFF REPORT\]](#)

The City Council will receive a listing of payments issued from April 1, 2014 – April 30, 2014 totaling \$4,202,457.11

STAFF RECOMMENDATION:

Receive the report.

4.3. Approval of Final Map and Tract Improvement Agreement, Approval of Agreement for Long-Term Encroachment for Landscape Features, Approval of Stormwater Treatment Measures Maintenance Agreement, and Acceptance of Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 8155, Jordan Ranch, Neighborhood 4 (Brookfield Bay Area Holdings LLC) [\[STAFF REPORT\]](#)

Brookfield Bay Area Holdings LLC, a Delaware Limited Liability Company, is filing a Final Map for Tract 8155 (Jordan Ranch, Neighborhood 4) to create five lots for the construction of 70 condominium homes. Tract 8155 is bounded on the north by Carbondale Way, on the west by Sunset View Drive, on the south by Central Parkway, and on the east by lot 4 of Tract 8100.

STAFF RECOMMENDATION:

Adopt a **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 8155, Jordan Ranch, Neighborhood 4; adopt a **Resolution** Approving the Agreement for Long-Term Encroachment for Landscape Features for Tract 8155, Jordan Ranch, Neighborhood 4; adopt a **Resolution** Approving the Stormwater Treatment Measures Maintenance Agreements for Tract 8155, Jordan Ranch, Neighborhood 4; and adopt a **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 8155, Jordan Ranch, Neighborhood 4.

4.4. Adoption of an Appropriations Limit for Fiscal Year 2014-15 [\[STAFF REPORT\]](#)

Each year, the City Council is required by State Law to adopt an Appropriations Limit (Limit) in conjunction with the annual budget process. The Fiscal Year 2014-15 Limit is calculated by multiplying the adopted Limit for the prior year by a set of change factors to create a new Limit. The Limit for Fiscal Year 2014-15 exceeds the appropriations which are subject to the Limit, by a significant amount.

STAFF RECOMMENDATION:

Adopt a **Resolution** Adopting an Appropriation Limit for Fiscal Year 2014-15 of \$247,143,137.

4.5. Contract Review: Crossing Guard Contract [\[STAFF REPORT\]](#)

The City Council will consider a proposed amendment and extension to the agreement for crossing guard services with All City Management Services, Inc.

STAFF RECOMMENDATION:

Adopt a **Resolution** Approving the Amendment to the Agreement with All City Management Services, Inc. for the provision of crossing guard services for Fiscal Year 2014-2015 and Fiscal Year 2015-2016.

4.6. City Treasurer's Informational Report of Investments for the Quarter Ending March 31, 2014

[\[STAFF REPORT\]](#)

The City Council will receive its Quarterly Investment Report for the quarter ending March 31, 2014, which includes a monthly transaction ledger. The City's investment portfolio for this period totaled \$147,881,826 (book value) with an average book yield of 0.58%. All investment transactions continue to comply with the City's Investment Policy and the California Government Code. As required by the Policy, the City Treasurer (Administrative Services Director) affirms that the City is able to meet its expenditure requirements for the next six months.

STAFF RECOMMENDATION:

Receive the report.

4.7. Amendment to Agreement with Peelle Technologies for Imaging and Scanning Services related to City Records [\[STAFF REPORT\]](#)

The current agreement with Peelle Technologies for imaging and indexing services related to City records expires on July 31, 2014. The proposed amendment to the agreement would extend the agreement until July 31, 2016.

STAFF RECOMMENDATION:

Adopt a **Resolution** Approving the Amendment to the Agreement between the City of Dublin and Peelle Technologies.

4.8. Approval of MTC Grant Funding for Bicycle and Pedestrian Improvements in the Downtown Area

[\[STAFF REPORT\]](#)

Staff is requesting that the City Council approve the use of Transportation Development (TDA) Article 3 grant funding to improve bicycle and pedestrian access along Dublin Boulevard in the Downtown area. The grant monies will enhance bicycle detection at signalized intersections, and improve pedestrian access along sidewalks and at intersections.

STAFF RECOMMENDATION:

Adopt a **Resolution** Approving Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2014/15 TDA Article 3 Pedestrian/Bicycle Project Funding.

5. WRITTEN COMMUNICATION – None.

6. PUBLIC HEARINGS

6.1. Dublin Ranch Subarea 3 Stage 2 Development Plan, Site Development Review Permit, and Vesting Tentative Map 8171 for a 437 Unit Project on a 64 Gross-Acre Area (PLPA 2013-00033)

[\[STAFF REPORT\]](#)

The Applicant requests approval of a Planned Development Rezone with a Stage 2 Development Plan, a Site Development Review Permit, and Vesting Tentative Map 8171 for 437 single-family units and townhomes within six neighborhoods. Neighborhoods 1, 2, 3, 4, and 5 include 330 detached units on small and mid-size lots within the 38 acres designated as Medium Density Residential (6.1 to 14 units per acre). Neighborhood 6 includes 107 attached condominium townhomes within 7.5 acres designated Medium-High Density Residential (14.1 to 25.0 units per acre) along Lockhart Street. The remainder of the site includes areas designated as Neighborhood Park (2 acres), Stream Corridor (2 acres) and Rural Residential/Agriculture (14.5 acres) areas.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading and INTRODUCE an Ordinance Approving a

Stage 2 Development Plan for Dublin Ranch Subarea 3; and adopt a **Resolution** Approving a Site Development Review Permit and Vesting Tentative Map 8171 for 437 units including 330 detached single-family units and 107 attached townhomes/condominium within six neighborhoods on a 64-acre site known as Dublin Ranch Subarea 3 located north of Dublin Boulevard, South of Central Parkway, East of Lockhart Street, and west of Fallon Road in the Eastern Dublin Specific Plan Area.

6.2. Wallis Ranch CEQA Addendum, Planned Development rezoning with amended Stage 1 and Stage 2 Development Plan, Site Development Review, Master Vesting Tentative Map 7515 for a 806-unit project on 184.1 acres and Neighborhood Vesting Tentative Maps 7711, 7712, 7713, 7714, 7715, 7716, 8169, and 8170 [\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#)

The Applicant, Trumark Homes LLC, has requested approval of a project for 806 homes (previously approved for 935 units) in a gated community of eight neighborhoods with related parks, open space and improvements. The current plan proposes a CEQA Addendum, Planned Development rezoning with amended Stage 1 and 2 Development Plan, Site Development Review, Master Vesting Tentative Map, and eight Neighborhood Vesting Tentative Maps. Approximately 88.5 acres would be zoned and designated for residential use proposed as: 1) 92 units on 15.4 acres of Low Density Residential (LDR) (0.9 to 6.0 units per acre) in Neighborhood 1; 2) 529 units on 57.1 acres of Medium Density Residential (MDR) (6.1 to 14 units per acre) in Neighborhoods 2, 3, 4, 7, and 8; and 3) 185 units on 16 acres of Medium-High Density Residential (MHDR) (14.1 to 25.0 units per acre) in Neighborhoods 5 and 6. No change is proposed for the remaining areas designated and zoned for: a) Open Space - 83.3 acres, b) Neighborhood Park - 10.4 acres, and c) Semi-Public - 1.9 acres.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, adopt a **Resolution** Adopting a CEQA Addendum for the Wallis Ranch Project and related Statement of Overriding Considerations; waive the reading and INTRODUCE an Ordinance Approving the Planned Development Rezone with Stage 1 and Stage 2 Development Plan Amendment for Wallis Ranch; and adopt a **Resolution** Approving a Site Development Review, Master Vesting Tentative 7515, and Neighborhood Maps 7711, 7712, 7713, 7714, 7715, 7716, 8169, and 8170 for 806 units of single-family detached homes and attached townhome/condominium units in eight neighborhoods on a 184.1-acre site known as Wallis Ranch.

7. UNFINISHED BUSINESS

7.1. Drought Emergency Continuance [\[STAFF REPORT\]](#)

On March 18, 2014, the City Council adopted a Resolution declaring a State of Emergency in the City of Dublin due to extreme drought conditions within the State and City. The City Council will consider continuing the State of Emergency for an additional 30 days.

STAFF RECOMMENDATION:

By motion, as required by Government Code Section 8630(c), which states that the City Council shall review the need for continuing a local emergency at least once every 30 days until the governing body terminates the local emergency, continue the State of Emergency that was declared on March 18, 2014, based on the fact that extreme drought conditions continue to exist within both the State of California and City of Dublin, and the threat to the safety and welfare of Dublin residents remains.

8. NEW BUSINESS

8.1. Dublin Land Company (SummerHill Homes/DiManto)

1) Update to the General Plan & Eastern Dublin Specific Plan Amendment Study for Parcels 3 & 4; and 2) General Plan & Eastern Dublin Specific Plan Amendment Study Initiation Request for Parcel 2 [\[STAFF REPORT\]](#) [\[STAFF REPORT\]](#)

The City Council initiated a General Plan Amendment and Eastern Dublin Specific Plan Amendment Study for the Dublin Land Company Parcels 3 and 4 on December 3, 2013. The Study would allow a medium density project with up to 161 residential units. The City Council directed Staff to analyze the request and return with a report on certain key issues. Staff has completed that analysis and will provide a report to the City Council.

The applicant has also submitted a request to initiate a General Plan and Eastern Dublin Specific Plan Amendment Study to evaluate a proposal to change the land use designations for Parcel 2 (30.26 acres) to Medium Density Residential, Medium-High Density Residential and General Commercial from the existing land use designations of Medium-High Density Residential, High Density Residential, General Commercial and Neighborhood Commercial. The proposal for Parcel 2 would include up to 246 residential units and 69,000 square feet of retail.

STAFF RECOMMENDATION:

Take the following actions regarding Parcels 3 and 4:

- Direct staff to continue with the General Plan Amendment and Eastern Dublin Specific Plan Amendment Study for Parcels 3 and 4; **or**
- Direct Staff to conclude the General Plan Amendment and Eastern Dublin Specific Plan Amendment Study for Parcels 3 and 4; **AND**

Take the following actions regarding Parcel 2:

- Adopt a **Resolution** approving the initiation of a General Plan and Eastern Dublin Specific Plan Amendment Study for Dublin Land Company Parcel 2 to evaluate a proposal to change the land use designations to Medium Density Residential, Medium-High Density Residential and General Commercial; **OR**
- Adopt a **Resolution** denying the initiation of a General Plan and Eastern Dublin Specific Plan Amendment Study for Dublin Land Company Parcel 2 to evaluate a proposal to change the land use designations to Medium Density Residential, Medium-High Density Residential and General Commercial.

9. **OTHER BUSINESS** - Brief INFORMATION ONLY reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings Attended at City Expense (AB1234).

10. **ADJOURNMENT** - In memory of Staff Sgt. Sean Diamond and our fallen troops.

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting.

Mission

The City of Dublin promotes and supports a high quality of life which ensures a safe and secure environment that fosters new opportunities.

Vision

Dublin is a vibrant city committed to its citizens, natural resources, and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.

Dublin is unified in its belief that an engaged and educated community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and support environmental stewardship and sustainability through the preservation of our natural surroundings. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.